

**PLEASE  
NOTE NEW  
START TIME  
FOR AUCTION:  
10:00 AM.**

# REAL ESTATE AUCTION CERTIFIED ORGANIC LAND ESTATE OF DALE GORNOWICZ

**PLEASE  
NOTE NEW  
START TIME  
FOR AUCTION:  
10:00 AM.**

**THURSDAY, AUGUST 15th, 2024 • Commencing at 10:00 A.M.**

Osentoski Auction Service has been commissioned to sell at public auction the following real estate located 2650 Holbrook Rd, Ubly, MI 48475. Directions 4 miles south of Ubly on M19 to Holbrook Rd, 1/2 west to address.  
**SANILAC COUNTY- AUSTIN TWPS • SECTIONS 9-15 & 16 • 6 PARCELS**



**PARCEL A: 74 ACRES +or-**  
Tax ID# 020-015-200-020-00  
67.23 Acres +or- Tillable,  
Tiled 4" tile, 30' spacing, tiled  
in 2015. Tile maps available.  
6.77 Acres +or- Non- tillable  
Fronted on Soule Rd

**PARCEL B: 117 Acres +or -**  
Tax ID# 020-016-200-030-00  
83.08 Acres +or- Tillable &  
Tiled, 4" tile, 40' spacing,  
tiled in 2012. Tile maps  
available  
33.92 Acres +or- Non-Tillable  
Fronted on M-19

**PARCEL C: 80 Acres +or-**  
Tax ID#020-009-300-010-00  
63.20 Acres +or- Tillable &  
Tiled, 4" tile, 40' spacing,  
tiled in 2021. Tile maps  
available.  
16.80 Acres +or- Non-Tillable  
Fronted on Patterson Rd.

**PARCEL D: 38.5 Acres +or-**  
Tax ID# 020-016-200-010-00  
30.06+or- Tillable & Tiled  
4" tile, 40' spacing, tiled in  
2018. Tile maps available  
8 Acres +or- Non-Tillable  
Land around home place

**PARCEL E: House with 1.5  
Acres +or-**  
Brick Ranch, 1600 Sq ft =or-  
. 3 Bedroom, 1 1/4 bath, full  
basement, 2 Car att garage.

**PARCEL F: 40 Acres +or-**  
Tax ID# 020-016-100-020-00  
24 Acres +or- Tillable,  
15 Acres tiled, 4" tile, 30'  
spacing, Tile maps available.  
16 Acres +or- Non-Tillable

**TERMS OF SALE:** 10% Cash deposit is due at sale. Balance due at closing . To close within 30 days. Must be qualified w/ bank Letter of Credit or Proof of Funds satisfactory to auctioneer to purchase. Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Community 1st Title Agency and closing location. Possession of farm land after harvest of 2024 crops. Taxes for 2024 paid by seller. Seller to receive rent for 2024. High bidder must sign Purchase Agreement and pay 10% non refundable deposit immediately following sale. Purchase Agreement and property info sheets will be available for review at sale. Auction company reserves the right to preclude any person from bidding if there is question about the person's credentials. Right of First Refusal. For more details and to preview property prior to the day of the auction contact Martin Osentoski, (989) 550-3400. If there is PA116 will be assumed and assigned by the buyer.

Visit our website: [www.osentoskiauction.com](http://www.osentoskiauction.com)  
email: [osentoski Realty Co@frontier.com](mailto:osentoski Realty Co@frontier.com)

The Estate Machinery Auction is August 17th— for full list see our website  
<http://www.osentoskiauction.com>  
and see our upcoming ad in the August MFT issue.



Cass City (989) 872-4377  
Caro (989) 673-7777  
Marty (989) 550-3400

**TERMS:** Cash or checks with proper ID, and approval by auctioneer. Nothing removed from the premises until settled for. US funds.  
**CLERK:** Osentoski Auction Service

Not responsible for accidents at sale or stolen items. All property "sold as is" with no guarantees or warranties.  
**ALL SALES FINAL**

Announcements made at sale take precedence over printed matter herein.

Must bring cash or certified check. If using personal check, you must have letter of bank credit.